



**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**  
no parking with this unit

**Indicative Selling Price**  
\$79,500

**Median House Price**  
March quarter 2017: \$557,000

## Comparable Properties



**144/325 Nepean Hwy FRANKSTON 3199 (VG)** **Agent Comments**



**Price:** \$90,000  
**Method:** Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**46/325-335 Nepean Hwy FRANKSTON 3199 (REI/VG)** **Agent Comments**



**Price:** \$90,000  
**Method:** Private Sale  
**Date:** 16/01/2017  
**Rooms:** 2  
**Property Type:** Unit  
**Land Size:** 8697 sqm approx

**3a Jolly St FRANKSTON 3199 (VG)**

**Agent Comments**



**Price:** \$60,000  
**Method:** Sale  
**Date:** 24/02/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

122/325 Nepean Highway, Frankston Vic 3199

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$79,500

## Median sale price

Median price

\$557,000

House

X

Suburb

Frankston

Period - From

01/01/2017

to

31/03/2017

Source

REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
144/325 Nepean Hwy FRANKSTON 3199	\$90,000	25/02/2017
46/325-335 Nepean Hwy FRANKSTON 3199	\$90,000	16/01/2017
3a Jolly St FRANKSTON 3199	\$60,000	24/02/2017